

<p>CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795</p> <p style="text-align: center;">STAFF REPORT</p>	Hearing Date/Agenda Number P.C. 01-28-04 C.C. 02-17-04
	File Number PDC03-064
	Application Type Planned Development Rezoning
	Council District 6
	Planning Area Willow Glen
	Assessor's Parcel Number(s) 43414022
PROJECT DESCRIPTION Completed by: Elena Lee	
Location: East side of Minnesota Avenue, approximately 490 feet southerly of Dorothy Avenue	
Gross Acreage: 0.64 Net Acreage: 0.39 Net Density: 6.1 dwelling units/acre	
Existing Zoning: RM and R-1-8 Residential Existing Use: Single-family residential	
Proposed Zoning: A(PD) Planned Development Proposed Use: One single-family detached residential unit and one duplex unit.	
GENERAL PLAN Completed by: EL	
Land Use/Transportation Diagram Designation Medium Low Density Residential (8 DU/AC) Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Analysis and Recommendations 	
SURROUNDING LAND USES AND ZONING Completed by: EL	
North: Single-Family Residential R-1-8 Residence	
East: Guadalupe Creek LI Light Industrial	
South: Single-Family Residential RM Multi-Family Residence and R-1-8 Single-Family Residence	
West: Single-Family Residential R-1-8 Single-Family Residence	
ENVIRONMENTAL STATUS Completed by: EL	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Environmental Impact Report found complete <input type="checkbox"/> Negative Declaration circulated on <input type="checkbox"/> Negative Declaration adopted on </div> <div> <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Environmental Review Incomplete </div> </div>	
FILE HISTORY Completed by: EL	

PUBLIC AGENCY COMMENTS RECEIVED**Completed by:** EL**Department of Public Works**

See attached.

Other Departments and Agencies

See attached for memos from the Santa Clara Valley Water District, Fire Department, Department of Fish and Wildlife.

GENERAL CORRESPONDENCE

None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Ronald Buchholz, is requesting a Planned Development Rezoning from R-1-8 Residence and RM Residence Districts to A(PD) Planned Development to allow one single-family detached residence and one duplex unit on a 0.64 acre site. The subject site is roughly triangular in shape, with approximately 40 feet of frontage on the east side of Minnesota Avenue. The site is currently developed with a single-family detached residence, which is proposed to be demolished as part of this project. The site is mostly surrounded by single-family detached residences. The Guadalupe Creek is located immediately adjacent to the project to the east.

Project Description

The project proposes the construction of one single-family detached dwelling unit on one lot and one duplex unit on the rear flag lot, both sharing a common driveway from Minnesota Avenue. The new buildings will be designed to be architecturally compatible with the existing neighborhood. The detached single-family unit will be located on the front 8,207 square foot portion of the site and the duplex unit will be placed on the rear 8,244 square foot flag lot portion. The single-family detached unit will include up to five bedrooms and an attached three-car garage. The duplex will include one five-bedroom unit, one one-bedroom unit and a three-car garage. The project site is located adjacent to the westerly portion of the Guadalupe Creek and will provide a 30 foot riparian corridor setback.

ENVIRONMENTAL REVIEW

PUBLIC OUTREACH

Public hearing notices were distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City web site. Staff has been available to discuss the project with members of the public. Additionally, the project developer held a separate meeting on November 22, 2003 with the neighboring property owners to discuss the project.

ANALYSIS

The primary issues associated with this proposal are conformance with the Flag Lot Policy and with the Riparian Corridor Policy.

Flag Lot Policy

The project is designed to conform to the City Council Flag Lot Policy. The Flag Lot Policy includes criteria to determine if it is appropriate to develop a subject lot as a flag lot. The project, as proposed, meets the criteria required for flag lot developments in terms of lot type and size, street orientation, setbacks and parking.

The Flag Lot Policy states that a site is appropriate for a flag lot development only if the subject lot is a unique larger lot in a standard single-family neighborhood. The project site is an unusual 0.64 acre lot, roughly triangular in shape, where the width of the rear portion of the lot (158 feet) is four times the width of the front portion of the lot (40 feet). The front lot (Lot No. 1) measures 8,207 square feet in size and rear flag lot (Lot No. 2) measures 8,244 square feet in size, both of which meet the Flag Lot Policy's minimum lot size of 8,000 square feet. Per the Policy, the flag lot unit is designed to provide a strong orientation to the street in that the building is placed so that it will be clearly visible from Minnesota Avenue. The project's setbacks conform to the applicable flag lot criteria. Both units are oriented to the street and have "front" and "rear" yards on opposite sides of the units. The setbacks meet the standard R-1 Residence Zoning District standards, in conformance with the Flag Lot Policy. The interior project boundaries meet the Policy's setbacks by providing a minimum 26 foot setback between the duplex and easterly property line of Lot No. 1. The two units share a common ten-foot wide driveway that is landscaped along the perimeter.

Per the Flag Lot Policy, flag lot projects should provide a parking ratio recommended by the *Residential Design Guidelines*. The *RDG* recommends two covered parking spaces per unit plus one additional parking space within 150 feet of each unit for single-family detached dwelling units. The *RDG* recommends 2.30 parking spaces for a five bedroom duplex unit and 1.5 spaces for a one bedroom duplex unit for a total of four spaces. The single-family detached unit is providing a three car garage and includes sufficient street frontage for one on-street parking space on Minnesota Avenue. The duplex lot includes a three car garage and a driveway apron of sufficient size to provide parking for at least two more vehicles.

required to provide a riparian planting plan prepared by a stream restoration biologist that will utilize native plant species appropriate in the riparian habitat of the corridor.

CONCLUSION

Based upon the above analysis, staff concludes that the project provides an opportunity to provide infill housing within a developed area and in conformance with the goals of the General Plan, while providing a use that is compatible with the surrounding properties and conforms to the Flag Lot Policy and the Riparian Corridor Policy.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

- 1) The proposed project is consistent with the San José 2020 General Plan
- 2) The project furthers the goals and objectives of the City's infill housing strategies.
- 3) The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

Attachments

EL:ll/207-02/